



July 2024 NEWSLETTER
BIRCH CREEK VILLAGE PROPERTIES, INC.
112 COWBOYS DR.
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2024 Birch Creek Annual Meeting

The Birch Creek Village Properties Owners Annual Meeting is set for Saturday August 24, 2024 at 1:00 pm at the Birch Creek Village Clubhouse located at 112 Cowboys Dr., Somerville, Tx. 77879

Election of New Board of Director for 2024 – 2026 Term

The following three Board of Director terms expire in August 2024. Carl Cummins; Alice Shaffer and Karla Dobbs. Property owners had the opportunity to submit their name to be put on the voting ballot if interested. As you will see on the ballot only two property owners came forward to be put on the voting ballot. Any property owner names written in and voted on will have to be in good standing with the BCV By-Laws and Restrictive Covenants to be voted in as a Board of Director. Voting will be by absentee ballot for property owners who are unable to attend. Please complete the enclosed ballot for candidates of your choice and return by mail or drop in the mailbox at the clubhouse before August 24, 2024. **Ballots will be accepted at the Annual Meeting.**

2024 BCV HOA CALENDARS

2024

June 8	Board Meeting	9 AM
August 24	Annual Board Meeting	1 PM
October 18-19	Community Yard Sale	
November 9	Board Meeting	9 AM

CURRENT BCV HOA BOARD MEMBERS

Board Members

Janet Hancock	Karla Dobbs
Patrick DeWitt	Carl Cummins
Alice Shaffer	

Officers

President	Danny Campbell
Karla Dobbs	Secretary
Carla Craig	Treasurer

SWIMMING POOL NEWS

- The swimming pool opened on time in May 2024.
- The HOA would like to give a big thanks to those who stepped up and made the completion of the swimming pool project a reality. There were projects to do after the pool contractors left. Here are some of the projects that property owners volunteered for by donating their time and or money to make this happen.
 - Electrical updates to bathhouse and pool area.
 - Plumping repairs in bathhouse.
 - Cutting down and hauling off dead trees.
 - Installation of Sprinkler system.
 - Leveling dirt around swimming pool and installing 3 pallets of sod.
 - Cleaning and updating clubhouse flower beds.
 - Building and installation of sun shade sails.
 - Installation of new pipe rails.
 - Paint bathhouse floors, Pressure washing.
 - Fixing pool fence.
 - Purchase and installation of umbrella.
 - Purchase of picnic tables in pool area.

Special THANK YOU's to: Kevin & Pam Kubiak; Dennis & Donna Zatopek; Butch & JoAnn Cretsinger; Kim Mattingly; Mike & Karla Dobbs; Janet & Billy Hancock; Norma & (son) Eric Garcia; Darrell & Staci Glaesmann; Richard & Barbara Twardowski; Jessica McShan; Tiffani Twardowski; Kenny & Alice Shaffer; Gary Scott; Mike & Dorinda Cooper.

2024 BIRCH CREEK VILLAGE TALKS

- Notary Services for Property Owners: If needed send a request to birchcreekvillageproperties@gmail.com to schedule this service.
- Reminder – There is a posted **20 MPH** speed limit throughout our subdivision. There are people speeding and rolling through stop signs in the subdivision. The county rural road speed limit is 30 mph; however, the HOA can post a speed limit in the subdivision which is less than the county speed limit. It would be appreciated by most of our property owners if drivers would please slow down and obey the stop signs.
- The HOA does not repair the roads in our subdivision. Property owners can contact the Burleson County Road and Bridge Department at 979-596-1022.
- A property owner picnic was held on June 8, 2024 with hotdogs and hamburgers being served. Thank you to Alice and Kenny Shaffer; Darrel Glaesmann and any others who helped.
- The Community Garage Sale is scheduled for October 18-19. A sign-up sheet will be available at the BCV Annual Meeting. This information will also be posted on the BCV HOA Facebook Page in case you miss the August sign up.
- The Board would like to send out HOA related information electronically to cut down on expenses for postage and paper. For those interested in receiving communications electronically please send your email address to birchcreekvillageproperties@gmail.com
- Property owners who cannot contact the Board electronically may send their request in writing to: Birch Creek Village HOA, 112 Cowboys Dr., Somerville, Tx 77879. Correspondence can also be put in the locked mailbox at the clubhouse.
- Thank you Arnie Micklus for replacing the American Flag at the subdivision entry area when needed.
- Property owners who have questions/concerns about the Birch Creek Village subdivision or the HOA can send them to birchcreekvillageproperties@gmail.com or by writing to the Birch Creek Village, 112 Cowboys Dr., Somerville, Tx 77879. You can also put correspondence in the locked mail box at the Community Clubhouse.

MAINTENANCE FEES

Reminder we now have an online payment option for annual Maintenance Fees which can be found on the Birch Creek Village website www.birchcreekvillage.com.

- Thank you to those who pay their Maintenance Fees. Your fees pay for the continued operations, development and improvement of Birch Creek Village Properties (street lights, swimming pool, bathhouse, club house, insurance, taxes, mowing, entry way upkeep, attorney fees, etc.)
- The current Maintenance Fee is \$80.00 per lot, but if a property owner owns multiple lots they pay \$80.00 for the first lot and \$40.00 for each additional lot owned.
- A special assessment fee of \$35.00 per year to remodel the BCV swimming pool began January 2024. Please include that amount with your regular maintenance fees.
- Late fees of \$20.00 are assessed for payments received after January 31st.
- If you have not or cannot pay your Maintenance Fees please contact the Birch Creek Village HOA Treasurer at the email in this newsletter to discuss your situation.

DEED RESTRICTION ENFORCEMENT

Birch Creek Village is a deed restricted community and the Board is required to uphold the Restrictive Covenants. The Restrictive Covenants can be found on the Birch Creek Village HOA website at www.birchcreekvillage.com or requested by notifying birchcreekvillageproperties@gmail.com. Please become familiar with the deed restrictions. If a BCV property owner is disabled or elderly and needs help contact the BCV HOA so they can assess the situation.

HELPFUL NUMBERS

Law Enforcement (Sheriff's office)	979-567-4343
Water Hookup (Dustin Lozano)	979-739-1706
Electricity (Bluebonnet)	800-842-7708
Telephone (Frontier)	866-583-4166
Internet:	
Frontier – DSL	888-720-1126
Zochnet	877-866-7770

IN MEMORY OF PROPERTY OWNERS:

We honor the memory of our property owners who passed away this year: Michael Dobbs; Mary Blevins; Debra Ball; Charles Davis; Mr. Shouqin

Other swimming pool items worth mentioning:

1. The pool had to be closed the weekend after July 4th because someone went to the bathroom in the pool and yes it was #2 (poop).
2. Because of the poop incident and the broken lounge the HOA Board will be voting once again to install cameras. This way those who vandalize, destroy or don't follow the pool rules will be identified and appropriate action can be taken. These cameras will have to use funds from the already tight HOA budget as it's not probable that a donor will step up for this expense. You can thank whoever did this for the gift of the pool closure on a holiday weekend and the additional cost for cameras to be installed.
3. Those using the pool need to abide by the pool rules posted in the pool area. Some of these rules include no running; no food; no pets; no alcohol; no glass containers; no horseplay; no diving in the shallow end; do not sit, stand or jump from the wall that divides the kiddie pool and the big pool. When you are at the pool take a look at all the signs in the pool area and please follow the rules on those signs. A lot of work has been done to make the pool area nice for our property owners so please take care of it so it can be enjoyed for years to come.
4. There are no garbage cans in the pool area because nothing should be brought into the fenced pool area that would need to be thrown away. Those bringing drinks/sodas in coolers should keep them outside the swimming pool fenced area. If you bring snacks for your children keep those out of the fenced pool area. Any trash you and your guests create should be disposed of by you and not thrown on the ground for someone else to clean up. Food and drinks other than water if spilled cause ant/bug problems which is why you are asked not to bring such items into the fenced

pool area. Bringing a spill proof cup is okay as keeping hydrated is important.

5. Most property owners take pride in our subdivision and take care of the amenities that are offered for all to enjoy. However, there are some property owners who don't care or pay attention to the swimming pool rules or any other subdivision rules for that matter. It is sad that a few will ruin it for the rest of those who enjoy the pool.
6. This should go without saying but it appears it needs to be mentioned. Be considerate of others in the pool. Parents watch your children if they are climbing on the wall between the pools and not following the rules for the pool area, tell them to stop before someone else has to tell them. If someone asks you to follow the pool rules don't get mad or upset, just follow the rules. These rules are in place for your safety and to protect the property owner's investment. Property owners are paying for this pool and all should want to take care of it for themselves and other property owners. If a property owner has an issue with a swimming pool rule you can forward your concern in writing via the BCV email or dropping a letter in the clubhouse mailbox.

If property owners have questions/comments or information to pass along to the BCV HOA please reach out via email to

birchcreekvillageproperties@gmail.com or property owners who cannot contact the Board electronically may send their request in writing to: Birch Creek Village HOA, 112 Cowboys Dr., Somerville, Tx 77879. Correspondence can also be put in the locked mailbox at the clubhouse.